

**CITY OF ROCKVILLE PLANNING DIVISION  
STAFF REPORT**

May 7, 2001

**SUBJECT:**

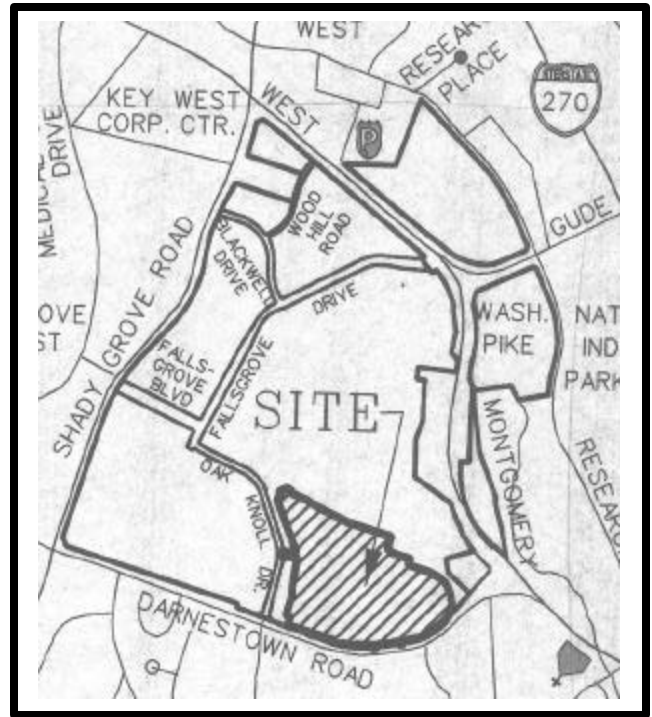
Detailed Application CPD2000-0004N for  
Comprehensive Planned Development  
CPD1999-0004, Falls Grove

Applicant: Pulte Home Corp.  
10600 Arrowhead Drive, Suite 225  
Fairfax, VA 22050

Owner: same

Date Filed: February 23, 2001

Location: A portion of Falls Grove in the vicinity  
of Darnestown Road and West  
Montgomery Avenue, generally  
described as Phase II.



**REQUEST:**

The applicant seeks detailed (final) approval for 107 single family detached units at the above location. The number of units includes eight Moderately Priced Dwelling Units (MPDUs) within four duplex units that are located in various locations throughout the site.

**PREVIOUS RELATED ACTIONS:**

- CPD99-0004, Concept Plan Application for Comprehensive Planned Development approved by the Mayor and Council, February 22, 2000.
- CDP2000-0004A through M, Detailed Applications for Comprehensive Planned Development CPD99-0004. All approved by the Planning Commission.



## ANALYSIS:

### Background

On February 22, 2000, the Mayor and Council approved CPD99-0004, authorizing development on the former Thomas Farm site, now known as Fallsgrove. The approval authorized a total of 1,530 dwelling units, 150,000 square feet of commercial retail and 950,000 square feet of office/research and development space. A Comprehensive Planned Development is implemented through the approval of individual detailed applications for all or part of a development as required in Section 25-656 of the Zoning Ordinance. This application is part of a series of detailed applications.

### Property Description

Fallsgrove consists of approximately 254 acres bounded by Shady Grove Road, Darnestown Road, West Montgomery Avenue and Research Boulevard.

The units associated with this application are located on a parcel that the approved Concept Plan identified as single family detached units. The site is adjacent to Darnestown Road near the intersection of West Montgomery Avenue. The topography of this site within Fallsgrove is gently rolling. A protected stream buffer and a stormwater management (SWM) facility that is referred to as Pond 2 and approved as part of CPD2000-0004A, border the northern part of the site. Darnestown Road borders the eastern and southern portions of the site. The western boundary of this application is the allee of trees, commonly referred to as the existing "tree-lined drive." The entire application encompasses 25.34 acres.

### Proposal

The applicant requests detailed application approval for 107 single-family detached homes. This number includes eight MPDUs within four duplex units. These duplexes are located in various locations throughout the development. Access to the site will be provided from Darnestown Road via Jersey Lane and across the allee of trees via Jay Drive, which will then connect to Oak Knoll Drive. Oak Knoll Drive also connects to Darnestown Road.

Along the Darnestown Road frontage, the houses will front on "loop lanes" as previously approved with CPD2000-0004B. There are 23 houses that front on these loop lanes. As before, the houses that are adjacent to Darnestown Road on the loop lanes will have a small portion of their lots, or a "panhandle," go all the way to the Darnestown Road right-of-way (ROW). This is to accommodate having frontage on a street.



**Moderately Priced Dwelling Units (MPDUs)**

There are eight MPDUs as part of this application, and they are dispersed throughout the development within four duplex units that were approved as part of the Concept Plan. The dispersal and number of MPDUs (eight percent of the total number of units provided) is consistent with the Concept Plan. The Concept Plan allowed for no more than 33 percent of any block or housing type to be MPDUs.

**STAFF RECOMMENDATION:**

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of the following detailed plans, studies and computations:
  - a. Stormwater Management (SWM) concept plan and computations to support the plan for the on-site BMPs.
  - b. Sediment control plans.
  - c. Public Improvement plans (water and sewer, storm drain and paving, street access, site lighting).
  - d. Any notes on the plans.
3. Bonds be posted and permits obtained from DPW and MDE.
4. Submission for the approval of the Chief of Planning, of 11 copies of a Landscape Plan that is revised according to Planning Commission Exhibit B.
5. Provide a drainage study. Avoid lot to lot drainage and low points on residential lots. Grade to bring surface runoff to streets, providing yard inlets as necessary.
6. The three off-site water system improvements, as indicated in the June 23, 2000 letter to Cox Companies, must be completed prior to occupancy permit issuance for this site. The PWK permit to construct the off-site improvements must be issued prior to PWK permit issuance for this site.
7. Obtain permits from Montgomery County for access to Darnestown Rd.

8. Occupancy permits for this section will not be issued until the wastewater pump station has been constructed and accepted by DPW. Building permits will not be issued until the pump station is substantially completed as determined by DPW.
9. Dead end streets as identified on Exhibit A will be amended to accommodate trash removal from the houses served from these roads.
10. Fallsgrove Associates must complete all Phase I off-site transportation improvements by August 9, 2003; and must complete all Phase II and III improvements by August 9, 2005.
11. Modify the two lots indicated on Exhibit A to eliminate stream buffer encroachments.
12. Permits for this section will not be issued until Pond #2 has been permitted by Fallsgrove Associates, and occupancy permits will not be issued until the work is completed and accepted by DPW.
13. Provide easement for force main where main encroaches on right-of-way line on Long Trail Terrace (between Jersey Lane and Nature Lane) as indicated on Exhibit A.

## **TRANSPORTATION**

### **Traffic**

A traffic study was done as part of the Concept Plan approval, and this application is in compliance with the approved Concept Plan. Mitigation of the traffic impacts were required as part of the Concept Plan. Mitigation measures include the construction of improvements to 12 intersections, construction of a transit center, payment of \$1.6 million for Transportation Demand Management (TDM) measures, and construction of on-site roads.



The Applicant has provided a bond in the amount of \$2.2 million for required off-site traffic improvements, as per the requirements of the Concept Plan. It should be noted that the Resolution of Approval requires that all Phase I off-site road improvements, as outlined within the Resolution on page 26, must be completed within three years of the issuance of the first grading permit.

### **Parking**

Based on the number of units, the development is required to have 214 parking spaces. There will be 214 spaces provided in the form of garage spaces.



There are also a limited number of parallel spaces on all the internal streets that bound this application. These areas will accommodate visitor parking. Parking on public streets, although allowed, shall not be marked, and is not included in the required parking numbers for the site.

### **Pedestrian Access and Bicycle Paths**

Sidewalks are provided throughout this application. The site layout is such that all of the units will be within close proximity to part of the proposed Millennium Trail bike path that will be located along the existing tree-lined drive. In addition, there is a pedestrian path that will be located adjacent to the homes on the east side of the development. In addition, this development is located adjacent to Darnestown Road, which will have a recently approved eight-foot wide bike path.

### **Transit**

The Concept Plan shows a multi-modal transit stop as part of the retail center. This application is accessible to the retail center via the proposed Millennium Trail and other paths and trails. The development will provide easy access via walking or biking to community amenities, the amenities and transit facilities associated with the retail center.



### **STORMWATER MANAGEMENT**

The SWM facility located at the intersection of Darnestown Road and West Montgomery Avenue serves this site. This SWM area, approved by Detailed Application CPD2000-0004A, is an area the approved Concept Plan has identified as a SWM dedication area. The pond with this SWM facility is referenced on the approved Detailed Application as pond 2. In addition, there will be various Best Management Practices (BMP) facilities located within various areas of this application.

### **LANDSCAPING**

A landscape plan for the site has been provided as Planning Commission Exhibit "B."

### **Forest/Tree Preservation**

See condition number five (5).

## Equipment Screening

All transformers are proposed to be underground consistent with City requirements. If an applicant proposes to place equipment above ground, it must be approved in accordance with the submission and approval of a waiver of the city's underground utility requirements. This waiver must be approved by the City of Rockville Planning Commission.

The Applicant has indicated that all equipment associated with the application will be placed underground. Telecommunication equipment shall be placed underground as well.

## STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier.

## NOTIFICATION

Notices were sent to approximately 750 residences, businesses and association presidents. Some of the subdivisions include, but were not limited to, Glenora Hills, Rockshire, the Willows, Carter Hill, Watts Branch Meadows, Cambridge Heights, Ivy Woods and Flintledge Estates.

## APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

## CONCLUSION

Staff believes that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of Fallsgrove. As a result, staff recommends approval of Detailed Application CPD2000-0004N for 107 single family detached residential units and accompanying amenities, with the conditions noted above.

Attachments